

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK



Monthly Highlights

Board of Directors September Meeting News

By Claire Joyce, Board Secretary

After three homeowner comments, the board considered 11 business items, including two liens; 7 design review recommendations; correspondence from two homeowners; and reports from the treasurer, manager, president, committees, and operations.

Actions included:

Board Meeting Dates... scheduled a special open session meeting November 1 at 7pm to approve the 2017 operating budget; moved the regular meeting to November 15 at 7pm due to Thanksgiving week.

Annual Roof Cleaning... approved a \$10,500, five-day roof cleaning proposal for all buildings.

2016 Replacement Plantings

... approved landscape committee recommendations for replacement plantings in Courts 6, 7 and 14. Plants were suggested by the consulting horticulturist and require little to moderate water. They are compatible with the surrounding landscape and either existed in the historic landscape or are California natives.

Committee Work

... okayed safety committee access to the original Village Green lighting plan to further light mapping and identification of problem areas

... approved a communications committee process to access management information for the website

... supported a landscape committee request to develop recommendations for an improved irrigation protocol when the pump is off-line and DWP water is used. □

Unit Modifications & the Mills Act

By Susan DiGiulio, Acting Chair, Design Review Committee (DRC)

[Editor's Note: Last month's *Highlights* discussed Village Green's responsibilities under our Mills Act contract, touching especially on landscape issues. In the article below, Susan DiGiulio focuses on the Mills Act and Village Green's requirements for modifying units.]

Mills Act Benefits Property

Our agreement with Los Angeles gives many of us significant tax benefits, but we get other important benefits from the Mills Act. By requiring that VG maintain and preserve the historic site and buildings according to standards developed by the US Department of the Interior, the agreement gives us a framework for maintaining their character.

Prior to the Mills Act, common area building maintenance and repairs (such as sewer pipe replacements) were often delayed because such expenditures were perceived as expensive. But deferred maintenance for 20 years led to some more serious, and more expensive, damage. Having a legal obligation to get these tasks done insures the safety, value and beauty of our property.

Owner Modifications and the Historic Structures Report (HSR)

The design review committee (DRC) is a Village Green committee that reviews owners' requests to modify their units and advises the board of directors as to whether the request should be approved. We refer to the CC&R's, the *Handbook* (Article 10 Construction Repairs), other documents, and the **Historic Structures Report (HSR)**, prepared by professional historians to help us comply with our Mills Act obligations.

We recommend that everyone become familiar with the HSR to get a better appreciation of this rare jewel we live in.

Find it at www.villagegreenla.net/reports.html and scroll down to 2010.

When reviewing an owner's plans for renovations and upgrades, the DRC is required to consider the recommendations of the HSR. While most of what is considered "historically significant" in the report pertains to building exteriors, *the general unit layouts and certain interior details, features and finishes are considered to be historic as well.* Having guidelines like the HSR means that owners' updates and changes will be carefully thought out and harmonious with the whole development.

Significant Historic Features

Historic interior features and materials that the HSR cites as significant include parquet hardwood on ground floors, oak strip... *Continued on page 3*

Village Green Website Redesigned!

Our website is now faster and easier to use. Go to www.villagegreenla.net and find the information you want with just one or two clicks.

Details on Page 3.

Public Security Report

September 19 - October 17

Edited by Gabriela Worrel

Note: Security officers are instructed to document and notify management of all incidents.

- Oct 01 NOISE COMPLAINT. Ct. 17, 10:36 pm.** Resident complained of loud party. Security advised neighbor, and party continued without more complaints.
- Oct 03 PROWLER. West Circle, 5:57 pm.** Resident reported that a male in black clothing and black/white beanie cap had attempted to climb over patio wall. Suspect fled when he realized someone was home. Security searched but did not find suspect.
- Oct 03 ALARM RESPONSE. West Circle, 8:56pm.** Security heard alarm while on patrol, concurrent with alarm company contacting VG security. LAPD arrived and checked the home.
- Oct 05 VANDALISM Ct. 16, 7:10 am.** Resident reported broken car window. Resident advised to make a police report.
- Oct 11 PROPERTY DAMAGE. Ct. 4, 9:30 pm.** Resident reported vandalism/damage to clothing hanging in patio.
- Oct 16 GAS LEAK. Ct. 6, 3:30 pm.** Resident reported gas leak odor near unit. LAFD arrived and determined smell was coming from an old can of pesticide in neighbor's patio.
- Oct 17 SLIP AND FALL Ct. 16, 9:30 am.** Resident reported falling after tripping on a crack in the sidewalk. Paramedic assistance was offered and declined. □

Manager's Report

By Sherri Giles,
Operations Manager

Contract Proposals and Requests for Proposals:

Landscape Maintenance - currently accepting bids. Recommendations to board by January or February; **Residential Painting and Repairs** - RFPs for 2017 work sent out with goal of board approval in January; **Roof Cleaning** - proposal before board, tentative 12/5 start; **Sidewalk Repairs** - currently inspecting sidewalks and soliciting proposals for repairs; **Tree Removal** - accepting bids for new removals.

Dead Trees Removal:

All tree removals recommended by the arborist during the first three months of inspections will be completed by the end of October. The October inspection resulted in eight additional recommendations, all high or medium priority and either dead or in irreversible decline. They are three peach trees and one each evergreen pear, Victorian boxwood, silver maple, camphor, and purple orchid.

Garage Inspections:

Many of the violations reported last month were found to be cured during the second round of inspections. A Notice of Hearing letter will be sent to residents whose garages are not in compliance with the VGOA's rules.

Garage Restoration/Painting:

Garages in Courts 9, 10, and 11 were

power washed in October. Carpentry repair work is underway in 9, followed by termite fumigation/treatment and painting. Courts 10 and 11 will follow, with 12/20 projected completion date.

Washers/Dryers Service Report:

The new lease agreement with WASH includes service reports. The first report since the 68 new machines were installed covers 9/13-10/19 and lists 19 service calls. Problems included defective parts and installations and five over-soapings. Over-soaping clogs the machines. Please follow directions on the machines and continue to report problems.

Well Liner: Preparations for installation are underway. An engineering order to connect the existing lower liner and new upper liner externally instead of internally (as previously planned) will shorten the installation process and reduce the number of days the Association is reliant upon LADWP water. □



A worker removes top branches from a dead tree in the Main Green. The tree will be gone by the end of the day.

Photo courtesy of VGOA facilities engineer Martin Breit.

November Foot Beats



Thursday, 11/3, 10 am: Meet at Clubhouse, walk east section of VG.

Monday, 11/7, 7 pm: Meet at Hauser/Rodeo corner, walk west section of VG.

Saturday, 11/19, 11 am: Meet at Court 5 entrance, walk center section of VG.

Monday, 11/21, 7 pm: Meet at Court 1 entrance, walk east section of VG.

Thursday, 12/1, 9 am: Meet at Court 10 entrance, walk west section of VG. □



Lucy Fried (editor) and Kelly Wilson Samojlik (designer)

ASSOCIATION NEWS & UPDATES

Village Green Website

By IV Tench, Communications Committee Chair

Like this newsletter, the website is a labor of love performed by volunteers. The new site is the product of months of work by communication committee members who believe that accurate news, information, and opinion are essential for a healthy community. It aims to reflect the spirit and ethic of the Village Green Owners Association and our National Historic Landmark community.

The redesigned site's home page now includes a bulletin board and color edition of the *Monthly Highlights*. Over the next several months, we will continue to add content. Up-to-date information on management, board and committees, resources, and more will be just a click or two away in a modernized, user-friendly framework.

Visit the website at www.villagegreenla.net. □

Candidates for 2017 Board of Directors

By Claire Joyce, Board Secretary

Please consider providing oversight to your investment and guidance to the Village Green community as a board director. Many types of experience are helpful and necessary for fiduciary responsibility and perspective on how we want to operate and develop. A term is two years, and applications for candidacy will be mailed out in November and accepted until mid-December. □



Well Repairs All photos courtesy of Martin Breit, VG Facilities Engineer.

1. To add the new well liner and attach it to the old one, everything must first come out of the well. Here, a crane pulls the well head and pump from the well.



2. Here, a worker is releasing the well pump from a crane that pulled it from the well.



3. Here, the worker removes the well pump from the crane that pulled it from the well and will then lay it on the ground.

4. Here, workers weld two sections of stainless steel pipe together. Each section is 21' long, and there are seventeen such pairs to be welded before the new and old liners can be inserted into the well.



Mills Act (Continued from page 1.)

...hardwood floors on second floors, vertical tongue-and-groove wood paneling in hallways and bedrooms, original bathroom wall and floor tiles and ceramic accessories, and stainless steel and mahogany kitchen counters. For a full list, see p.58 of the HSR.

Where these materials exist, the HSR recommends maintaining them in place with necessary repairs and treatments. However the recommendations of the HSR are not ironclad, and both the DRC and the board are allowed to consider reasonable deviations.

The Los Angeles Office of Historical Resources, which oversees VG's compliance with the Mills Act requirements, understands that the way people live in their homes has changed a great deal since 1941. The aim is to accommodate reasonable change and adaptation without wholesale loss of historic character within the units.

The DRC is working with the board and city to establish firm and consistent standards and provide owners all necessary guidance to present appropriate modification requests. We will continue to keep the community updated. □

**75TH ANNIVERSARY
CELEBRATION &
HOLIDAY PARTY!**

**Saturday, December 17
7:00-11:00 pm, in the Clubhouse.**

**Put on your (1941) vintage duds and
dancing shoes to enjoy:**

- Opening remarks by Gailyn Saroyan
- Live 1940's swing band Featuring Grammy award-winning arranger Bill Cunliffe
- Vintage treats + more surprises!

Contributions of festive food and drinks are welcome. Special 1940s holiday recipes will be available soon for you to try out!

**Please RSVP to vgculturalaffairs@gmail.com
by November 20.**

See ya on the dance floor!



Community Outreach Update

By Cynthia Singleton

Car Wash: Congratulations, Community; we did it! The car wash has lost its last bid for a car wash on the corner of Genesee & Rodeo. It's over. "No Car Wash," thanks to the tremendous community involvement from Village Green and Baldwin Village residents.

Coliseum Traffic: As reported last month, the LAPD's traffic department is studying the situation, and when the study results are completed, a community meeting will be called to discuss possible remedies. The community has been promised sufficient notification.

The meeting will be organized by the Empowerment Congress West Area Neighborhood Development Council (ECWA). ECWA is similar to other council districts' neighborhood councils and was certified by the City Council in 2002. Neighborhood councils advise and work closely with their city council representatives.

La Brea Corridor: Would you like to have a hike/bike trail stretching between Jim Gilliam Park, Kenneth Hahn State Recreation Area, Norman O. Houston Park, and the Stocker Corridor Trail? Contact Councilman Wesson and urge Council support for grants to help make it possible. 1819 So. Western Ave., L.A. 90006, 323-733-8233. The LaBrea Green Belt Project originated with Northeast Trees, a non-profit organization.

Inglewood Oil Field: Recent events have sparked concern. The owner of the oil field above Village Green sold the property to another oil company. Also, several complaints have been made about strong odors coming from the field. The Baldwin Hills HOA formed a committee to investigate and invited VGOA community outreach committee member Nat Hutton to join them. □

Upcoming Events



**Special Board Meeting on 2017
Operations Budget:**

Tuesday, 11/1, 7:00 pm, Clubhouse

Smart Gardening Workshop: Saturday, 11/5, 9:30-11am, Clubhouse. Presentation from L.A. Dept. of Public Works. Worm and compost bins available. Spons: Landscape Comm.

Regular Board Meeting: Tuesday: 11/15, 7:00 pm, Clubhouse. Note 2nd Tuesday due to Thanksgiving holiday. Homeowner comments begin at 7:00 pm sharp. □

We hope you had a SPOOKTACULAR Halloween!

Photos of Kids Halloween Party, Saturday October 29, courtesy of Anne McGinn, Colombene Gorton, Emily Deu, Gabriela Worrel, and Jeff Clark.

